

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: April 26, 2000

TO: Orange County Planning Commission

FROM: Planning & Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0012 for Site Development Permit

PROPOSAL: The applicant requests approval of a Site Development Permit, as required by the Foothill Trabuco Specific Plan, for a series of geological test borings on a 79-acre site associated with a future residential development.

LOCATION: The Sakaida Nursery, which is located adjacent to the City of Santa Margarita, one-half mile easterly of the intersection of Trabuco Canyon Road and Plano Trabuco Road. Third Supervisorial District.

APPLICANT: Henry Sakaida, property owner
Barratt American Inc., agent/property developer

STAFF William V. Melton, Project Manager

CONTACT: Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Planning Commission approval of PA00-0012 subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The subject 70-acre property is an operating wholesale nursery located at the northern end of Planning Trabuco Road. The applicant, Barratt American Inc. is interested in developing the subject property and an adjacent property (which is also an operation wholesale nursery) into residential uses. Before the environmental documentation can be completed, geological test borings of the site must be completed. Before the test borings can be started the Planning Commission must approve a Site Development Permit. Test borings will take place within the existing roadways and developed areas of a commercial nursery. No new access road will be required.

According to the applicant, the test boring consists of a series of pits, shallow holes and holes 18" to 24" in diameter to a depth of approximately 120 feet. When a registered geologist completes testing, the test holes will be filled and compacted with material specified by the site engineer and geologist. Once the analysis is complete, the geotechnical information can be completed for the environmental documentation.

SURROUNDING LAND USE:

Direction	Land Use Designation	Existing Land Use
Project Site	Plano Trabuco Residential (PTR) – 10,000 and PTR – 6,000	Commercial nursery
North	Open Space/Conservation (OSR)	Open Space
South	City of Santa Margarita	Residential
East	City of Santa Margarita	Residential
West	Plano Trabuco Residential (PTR) – 10,000 and PTR – 6,000	Commercial nursery

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to the Foothill/Trabuco Specific Plan Review Board. The Review Board approved the proposal at their March 10, 2000 meeting.

CEQA COMPLIANCE:

The proposed project (geologic test boring) is Categorically Exempt (Class 4, minor alterations to land) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

Geologic test boring in other areas of Orange County normally do not require Planning Commission approval of a Site Development Permit. However, in the Foothill Trabuco Specific Plan area test boring requires a Site Development. Since any grading in the Foothill Trabuco Specific Plan is a sensitive issue, specific plan regulations require approval of a Site Development permit whether or not access roads are required. For this test boring project, all test boring activity will be complete in areas having existing access roads or are presently developed as a nursery, there are no road grading issues or other grading issues associated with this proposal. The Foothill/Trabuco Specific Plan Review Board is provided an opportunity to review and comment on such activity before any disruption takes place. The Foothill/Trabuco Specific Plan Review Board has reviewed this proposal and has approved it.

It should be noted that this Site Development Permit is a precursor of a larger development proposal. The Planning Commission is asked to approve only the request for test boring at this time. At a date in the future, the applicant may submit a residential development proposal on this site under this same Planning Application number for the Planning Commission's consideration.

RECOMMENDED ACTION:

Planning and Development Services Department/Current Planning Services Division recommends the Planning Commission:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve a Site Development Permit for the proposed geological test boring portion of PA00-0012 subject to the attached findings and conditions of approval.

Respectfully submitted

John B. Buzas, Manager
Current Planning Services

WVM

Folder: Site Plan/Site Plan 2000/PA00-0016

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

1. Aerial photo of the site and surrounding area
2. Site Plan

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Orange County Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.